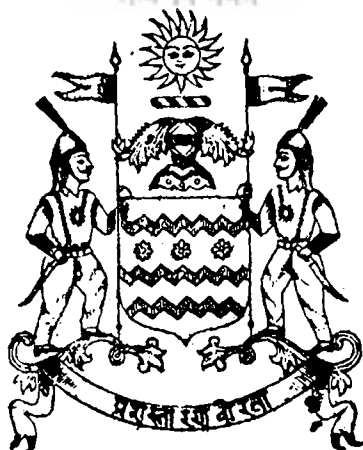


ASSESSMENT REPORT  
OF  
THE ULLAR VIHU TAHSIL  
IN  
KASHMIR.

BY  
W. R. LAWRENCE, ESQ., C.I.E.,  
SETTLEMENT OFFICER,  
JAMMU AND KASHMIR STATE.



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1891.

# ASSESSMENT REPORT



OF

## THE ULLAR VIHU TAHSIL

IN

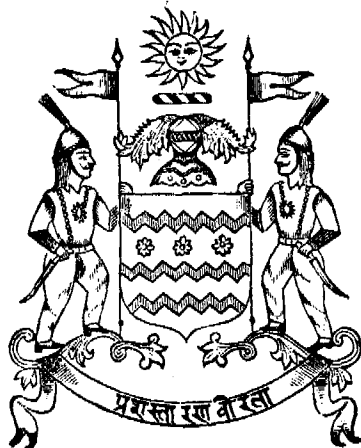
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ENGLISH TRANSLATION  
OF  
**ASSESSMENT REPORT**  
OF THE  
**ULLAR VIHU TAHSIL, KASHMIR.**

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1. The Ullar Vihu Tahsil lies to the South and South East of Srinagar. The Ullar portion which contains 20,579 acres of cultivated and 28,046 acres of uncultivated land distributed among 96 villages lies on the right hand of the River Jhelum and is divided into two portions by the Wastarwan Mountain. Pampur is the chief place of importance in the Northern portion while Trahal, the seat of the Tahsil head-quarters is the best known place in the Southern portion. The irrigation of the Ullar Ilaka regarding which a detailed note is submitted is chiefly from perennial springs which rise at the foot of the mountains like the springs of Krihu and Weean; or from the large rock fountain known as Arpal Nag which waters the greater part of the Trahal villages, assisted by the drainage from the mountains. There is a rumour which is proved by the appearance of the villages that in former days the Pinglish Chakla was irrigated by a water course which ran in an underground tunnel from the Lidar. The Pinglish people used to make an annual payment to the Dachanpara villages who knew the secret of the tunnel, but when the payment was stopped the Dachanpara people closed the tunnel and no one now knows how to re-establish irrigation. The irrigation of the Ullar Ilaka is insufficient for agricultural requirements and the only way of increasing the water supply would be to construct tanks on the *nullahs* which carry off the hill drainage. This, however, need not be considered until population increases.

The Vihu portion of the Tahsil which contains 25,806 acres of cultivated and 21,480 acres of uncultivated land distributed among 81 villages lies along the left bank of the Jhelum and receives its irrigation from channels taking off from the Doodganga River from the Khanchi Kuhl and also receives a little water from the Ramshi River. But the Vihu villages lie at a great distance from the main channels and much of the land is dependent on the Khanchi Kuhl to which reference has been made in my Assessment Report of the Ich-Nagam Tahsil. At present the Khanchi Kuhl is utterly broken, and it is highly important in the interests of the land revenue that an effort should be made to repair this water-course.

2. The Ullar portion of the Tahsil has a bad reputation, and is regarded by the officials as the most difficult revenue charge in Kashmir. In former days it was regarded as a very rich source of revenue, but of late years the arrears have been very heavy and this year the total amount collected from Ullar Vihu amounts only to Rs. 91,840 Imperial while the revenue demand was Rs. 1,30,372 Imperial or including Musádá and Giriftani, Rs. 1,44,952 Imperial.

Probably the reason why the Ullar Ilaka was regarded as a large source of revenue is due to the fact that in former days there was a considerable production of saffron and cotton, and the circumstance that iron used to be extracted from the Krihu Kharewa perhaps also contributed to the general idea that the Ullar Ilaka was rich in resources. As a matter of fact the Ilaka is inferior to most of the other revenue divisions of Kashmir in irrigation, fruit trees, and to a certain extent in soil, and the only point that is in its favour is that it is a "Dachan" Tahsil, and lying on the right hand of the course of the sun, enjoys greater benefit from the sunshine than villages lying on the left hand "(Khowar)."

It is due to the ideas which prevailed regarding the productiveness of Ullar, that the revenue arrangements which I now proceed to describe were made in Sambat 1937. Diwan Hira Nand assessed the Tahsil by appraising the crops of the Kharif Harvest of that year. He rapidly inspected the Tahsil. As a basis for his assessment he took 10 traks per kharwar of the Kharif crops as the State's share, and for the Rabi he took 9 traks per kharwar calculating the total production of the Rabi on the returns made by Chakladars. Though Diwan Hira Nand made his assessments very rapidly they gave satisfaction and were accepted by the people. But 15 days after these assessments were announced Wazir Janki Das made a revised assessment and added some Rs. 15,000 to Diwan Hira Nand's assessment. It is quite possible that Diwan Hira Nand may have under assessed Ullar, but it is evident that an assessment based on the supposition that the State should take  $\frac{10}{16}$  of the Kharif crop, and  $\frac{9}{16}$  of the Rabi crop could not be very lenient. In 1938, Mirza Akbar Beg, Wazir-i-Wazarat, again revised the assessment and added Rs. 10,000 to the revenue demand and in 1939, an order was issued to the effect that all villages in which an Assamiwar Khewat had not been introduced should be put up to auction. In as much as Diwan Hira Nand's assessment had been made with the Lambardars and not with the Assamis, the whole of the Ullar Pargunnah was auctioned to Pandits and others, and a sum of Rs. 35,000 was added to the existing revenue demand. Thus within two years, Diwan Hira Nand's assessment was increased by Rs. 60,000. A further addition was made in 1939, by the introduction of the Kasr-i-Nirkh by which villages which had formerly enjoyed a commutation rate of Rs. 2 per 15 traks of shali and maize received a lower commutation rate of Rs. 1-10-0, &c. By this Kasr-i-Nirkh a sum of Rs. 8,083 was added to the revenue demand. Shortly after the auction of the villages the Darbar decided to give the villages to the Lambardars on the assessment thus enhanced by Wazir Janki Das, Mirza Akbar Beg, by the auctions, and by the Kasr-i-Nirkh, and the Lambardars remained in power till 1942. Large arrears accrued.

In 1943 orders were given for an Assamiwar Khewat and with the exception of the marginally noted villages which were held  
 Dad Sara, Naudal, Geru, Charsu, Loru, Diwar  
*Amani* an Assamiwar Khewat was introduced into the Ullar Ilaka.

The internal distribution of the revenue was made by the villagers themselves either by heads, by number of plough cattle, by size of holdings as

ascertained from the Path Wattru and by average of collections of previous years.

3. The revenue demand of the Ullar Ilaka is extremely heavy and cannot be collected in some villages even if the whole crop were taken. To escape from the payment of this heavy revenue *Assamis* have left their villages and have wandered to other Tahsils. Last year I made an internal distribution of the present revenue demand on the holdings as ascertained at measurement and I was much struck by the heaviness of the incidence of the revenue per Kanal. The Tahsildar explained that it would be useless to distribute the revenue as shown by the Daftar-i-Diwani, as no Tahsildar had ever been able to collect the increments added by the auctions (Izád Boli). As I had no authority to make any alteration in the revenue demand I prepared two distribution papers: one in which I distributed the revenue as ascertained from the Daftar-i-Diwani and the other in which I distributed what is known as the real revenue, (*asal jama*) omitting the increments added by the Izád Boli. I placed both these distribution lists in the hands of the Tahsildar and ordered him to obtain instructions from the Wazir-i-Wazarat and the Hakim-i-Ala as to whether he should attempt to collect the full revenue as stated by the Daftar-i-Diwani or only the *asal jama* omitting the Izád Boli. A few instances will serve to show the heaviness of the present incidence of revenue in the Ullar Ilaka.

Register No.		Name of village.	Incidence of revenue in Chilki Rupees per Kanal.			
			<i>Abi.</i>		<i>Khushki.</i>	
			Rs.	A. P.	Rs.	A. P.
119	..	Arigam	..	1 12 10	..	0 14 5
160	..	Panzu	..	1 13 10	..	0 14 11
131	..	Trahal Pain	..	1 10 2	..	0 13 1
133	..	Songrama	..	1 14 10	..	0 15 5
124	..	Gamraj	..	1 14 2	..	0 15 1
163	..	Gawangu	..	2 6 4	..	1 3 2
159	..	Nadir	..	1 15 10	..	0 15 11
125	..	Har Do Mir	..	2 4 6	..	1 2 3
112	..	Geru	..	2 1 4	..	1 0 8
127	..	Lariyar	..	1 13 10	..	0 14 11

When it is remembered that the irrigation of Ullar is very insufficient and uncertain, and that the dry area produces nothing unless timely rains fall it will be evident to the Council that the incidence per Kanal is extremely heavy. For the sake of comparison, I show below the incidence of land revenue on fully assessed area in the different provinces of India together with the incidence on the villages of the Ullar and Vihu Ilakas:—

					Rs. A. P. Imperial.		
Madras	...	...	...	...	1	13	2
Bombay	...	...	...	...	1	0	1
Sindh	...	...	...	...	2	5	2
North-West Provinces	...	...	...	...	1	11	0
Oudh	...	...	...	...	1	8	5
Punjab	...	...	...	...	0	15	7
Central Provinces	...	...	...	...	0	6	1

Upper Burma	...	...	...	2.18
Lower Burma	...	...	...	1.82
Assam	...	...	...	0 9 6
Berar	...	...	...	0 14 8
Mysore	...	...	...	1 12 7
Ullar Ilaka...	...	...	...	4 14 3
Vihu Ilaka ...	...	...	...	2 13 4

In addition to the fact that the revenue demand in the Ullar villages is excessive the Tahsildar has a further difficulty to deal with in the presence of a large number of Sikhs. These Sikhs originally obtained a footing in the Ullar Ilaka in the time of Ranjit Singh, and his Subadar Hari Singh. Four Jamadars were given land and as time went on their families and friends joined them and at the present time the Sikh population is considerable. They have always been exempt from begar: they usually cultivate the land through Mussalman tenants, and as a rule they wholly decline to pay the revenue assessed on them. They are too strong for the Tahsildar and one of the consequences of their refusal to pay the revenue is that the Mussalmans are called upon to make up the deficiencies. Another difficulty with which the Tahsildar has to deal is that the villagers have become utterly demoralized by the excessive demand. Some villages hide their crops by burying them or move them to adjoining villages, and large villages like Geru which is held *Amani* baffle all the efforts of the Tahsildar to collect the revenue.

4. As might be expected from the foregoing remarks the arrears of the Ullar villages are very heavy. Up to the year 1936 they amounted to Rs. 1,44,986 and from 1937 to 1946 they amounted to Rs. 2,73,454. That is the total arrears of 96 villages now amount to Rs. 4,18,440. I have written at length on the subject of arrears and the Council has now decided to settle the question of arrears when it arrives in Srinagar. I can only say here that the chief cause of arrears is that the revenue demand was far beyond the powers of the villages, and although the Sikhs have probably contributed to swell the arrears it will be very difficult to recover the States dues from them.

5. In the Vihu villages the case is different and the revenue was never enhanced by Izád Boli as it was in the Ullar villages. The revenue was fixed by Diwan Hira Nand in 1937, on the average collections of the two previous years. The assessments were considered excessive for no village would accept them, and in consequence farmers (Mustajir) were appointed. In 1939 an Assamiwar Khewat was made with the villages on the amounts offered by the Mustajirs. In the Chattrgam Chakla, there was no Kasr-i-Nirkh. In the Nihama Chakla Kasr-i-Nirkh was introduced which only caused an addition to the revenue of Rs. 797. The total arrears for the 81 Vihu villages are comparatively speaking light, being up to 1946 only Rs. 90,093.

6. Owing to the fact that the villages of this Tahsil lie on the route from Srinagar to Jammu there is great demand for begar. Two stages, viz: Pampur and Charsu lie within the Tahsil.

7. The following statement shows the area of cultivated and uncultivated land as ascertained at measurement:—

Statement showing the Area of the Ullar Vihai Tahsil.

Total area in acres.	Unculturable.	Uncultivated.		SHALL.			DICAR.			NAMBAL.		Sambhoo.	Dry.	ORCHARDS.		Saffron.	Total cultivated.	REMARKS.
		Kadim.	Jadid.	Awal.	Doim.	Total.	Maliari.	Other.	Total.	Shali.	Digur.			Abi.	Dry.			
Total area of the Tahsil ... 95,911	24,422	23,294	1,810	9,145	1,705	10,850	967	4,402	5,369	553	300	214	24,142	47	383	4,527	46,385	
Deduct area held by Chakdars, &c., and area under saffron ... 7,817	50	233	60	588	....	588	4	309	313	....	222	54	1,552	10	202	4,527	7,468	
Balance (Khalso) 88,094	24,366	23,061	1,750	8,557	1,705	10,262	963	4,093	5,056	553	78	160	22,590	37	181	....	38,917	

The total area measured was 95,911 acres. Of this 46,385 acres are cultivated, and of the remainder 49,526 acres, 25,104 acres are culturable and already many applications have been received for grants of waste land in this Tahsil. It will be noticed from the statement that 4,527 acres are in the saffron Mahal of which only 132 acres were actually under saffron plants at time of measurement. This area does not come within the scope of the present calculations. It has been hitherto the practice to treat the saffron fields *Amani*, and for the purposes of the present report I have assumed this system will be continued for some time. The crop is a very valuable and at the same time a very uncertain one, and the people are unwilling to accept any fixed assessment. The table below shows the revenue derived by the State during the last ten years. The fluctuations from year to year show how uncertain the saffron crop is, and if I were to attempt to propose a fixed assessment for ten years I might on the one hand be forfeiting a large item of the State's revenue or on the other hand be suggesting a revenue that could not be paid in years when the conditions of saffron cultivation are unfavourable. I shall in my Settlement Report give a detailed account of the method of saffron cultivation. At present it is popularly supposed that saffron can only be raised on five Kharewas which are generally known as the Pampur Kharewas. Those who are acquainted with the cultivation, say that it is possible to grow saffron on any of the Kharewas of Kashmir. It is a peculiar cultivation and requires knowledge and attention. Formerly men came from all quarters of Kashmir to cultivate saffron on the Pampur Kharewas, but now the only outside men who come reside in the city. The great failure in the revenue from saffron in 1947 will probably demand an enquiry from the Council as to the facts of the saffron cultivation in Kashmir. It may be briefly stated here that under good regulations the cultivation would be most profitable both to the State and to the cultivator, but under present circumstances there is little likelihood of the area under saffron extending. In the first place owing to the fact that the saffron bulbs were eaten during the last famine there has been and still is a great scarcity of seed. In the second place the cultivation of saffron is attended with great annoyance owing to the strict supervision that is required in order to prevent smuggling. If the Council is prepared to accept a moderate revenue at present with a view to fostering and extending the cultivation of saffron on other Kharewas the average of ten years revenue from saffron might be taken and distributed over 132 acres now under saffron plants. If this is approved of I would enquire whether the *Assamis* would accept a ten years settlement. Perhaps their present reluctance to accept any settlement is based on the idea that the rates for saffron land would be calculated on the production of a good year. I have made enquiries and I believe I am right in asserting that no man whether official or cultivator can give any idea as to the average production of saffron plants. Ordinarily the elements of a good saffron crops are good rains in Chet and Baisakh sufficient to penetrate eight or ten inches of ground, but great loss is caused by too much rain and also by absence of rain. Personally I am of opinion in view of the failure in the revenue of 1947 that it would be good policy on the part of the State to offer a ten years settlement of the saffron fields based on the average of the last ten years' collections. If the expense of the establishment of supervising the picking of the saffron crops is considered there will be a great saving if a settlement is made in the ordinary way. But in order to guard the State against arrears it would be advisable



while securing to the individual *Assami* his occupancy rights in the saffron plots to make Lambardars and other men of substance responsible for the due payment of the revenue assessed on the saffron land and, as this responsibility will be greater than usual, I would propose a remuneration of ten per cent. on collections in lieu of the ordinary remuneration of five per cent.

*Collections from Saffron Mahal.*

Sambat	...	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946
Rupees Chilki	...	Nil.	Nil.	1,000	1,100	2,800	2,800	6,900	4,062	5,240	181

8. The following table shows the percentage of the various crops on the cultivated area :—

*Rabi Crops.*

1. Wheat	..	..	..	..	..	..	10
2. Barley	..	..	..	..	..	..	11
3. Vegetables	..	..	..	..	..	..	5
4. Sarshaf Tilgoglu	..	..	..	..	..	..	1
Total Rabi							27

*Kharif Crops.*

5. Shali	..	..	..	..	..	..	23
6. Maize	..	..	..	..	..	..	21
7. Mung	..	..	..	..	..	..	1
8. Ganhar	..	..	..	..	..	..	1
9. Mothi	..	..	..	..	..	..	2
10. Kangni	..	..	..	..	..	..	3
11. Cotton	..	..	..	..	..	..	8
12. Oilseed	..	..	..	..	..	..	7
Total Kharif							66
13. Fallow for year	..	..	..	..	..	..	7

Next to rice and maize, wheat and barley hold the most important positions. I had imagined from what I had heard about the cotton of Ullar that this crop would have occupied more than eight per cent. of the cultivated area. Formerly Ullar was regarded as a great producer of cotton for the State Army and for other purposes. The revenue of 1937 was largely based on the assumption that Ullar produced a large amount of cotton, and the heaviness of the revenue is partly due to the fact that the commutation rate of cotton was fixed at Rs. 14 per 16 traks or Rs. 4-1-2 Imperial per maund which was at that time allowed by the State. In those days the cotton industry was a very large one in Kashmir. At the present time the bazar rate for cotton is Rs. 2-14-6 Imperial per maund and there is little or no demand for country-grown cotton. The fact is that owing to the opening up of communications with India, Indian cotton cloth and yarn can under-sell the Kashmiri product. All over Kashmir the cotton industry is languishing, and in spite of the fact that cotton cultivation is not one half so laborious as rice cultivation it pays the Zamindar far better to grow rice than cotton. In as much as the State will no longer receive cotton in payment of revenue the cultivation of the staple is likely still further to diminish and it seems probable that the production of cotton will be, as it practically is, at present limited to the home requirements of the cultivator.

9. There is nothing in the cultivation of Ullar Vihu which calls for special notice or that is different from the conditions observed in my Reports on the Lal, Pakh and Donsu Tahsils except that in the Pustina and Saturn Chaklas there is a considerable production of potatoes which find a ready sale in the Srinagar market. The potatoes are of a good quality and fine size, but the cultivators grow their potatoes by stealth and fear that if the fact were generally known their revenue would be enhanced. If, however, they are re-assured by the same liberal measures which have been introduced by the Darbar in other Tahsils, I believe that there will be a large extension of potato cultivation.

10. I now proceed to lay before the Council my proposals for the assessment of the Ullar Vihu Tahsil. As in the case of the Ich-Nagam Tahsil, I have divided the villages into well known and intelligible circles for the purpose of assessment. I have consulted the two Tahsildars of Ullar Vihu, and of Ich-Nagam under the second of whom part of the Vihu villages are administered, and have associated with them the chief Lambardars and the proposed groups for assessment purposes are the results of these consultations. I think that the circles fairly represent areas of similar soil and productiveness and the changes which I have thought proper to make have been approved by the Lambardars.

11. As in Ich-Nagam I have also thought it necessary to refer to the average of 10 years' collections and not to the present revenue as given by the Daftar-i-Diwani in order to show the Council the result of my proposed assessments. As I have tried to explain in my remarks as the former revenue of Ullar the figures given by the Daftar-i-Diwani represent no actual facts. The revenue has never been paid and never will be paid. But it must be remembered that the figures showing the average collections of 10 years represent a very high revenue demand, for there has been no leniency in the collections of Tahsildars. Though arrears have accrued the Tahsildar has always attempted to collect the full revenue as given by the Daftar-i-Diwani, and very little has been left to the cultivator. And sometimes the average of 10 years' collections is greater than the actual revenue demand. Thus in Chakla E the demand is Rs. 18,180 while the average of collection is Rs. 19,365.

One fact must be especially borne in mind, that the State has decided to abandon the practice of receiving cotton, wheat, and pulse, and other Ghalat Kimiti as revenue. This decision has removed great opportunities for speculation from the Tahsildar, but at the same time it means a distinct loss to the *Assamis*. The average gain in former years to the *Assamis* and loss to the State is Rs. 12,538 per annum in the Ullar villages, and Rs. 6,337 per annum in the Vihu villages.

12. I am quite prepared to admit that my rates and proposed assessments are high, but I believe that they are not so high as to discourage better and extended cultivation. It is useless for me to compare my rates with rates prevailing in India. I have to consider first what the State has hitherto been able to collect from each village and second, whether the collections have been so heavy as to cause the flight of *Assamis* and the ruin of the villages. Where

I find that the collections have been so heavy as to ruin a village. I do not hesitate to recommend a reduction even though the proposed assessment falls below the revenue rates, and similarly, where a village is fully populated and pays its revenue with ease I do not hesitate to go above revenue rates. It is no part of my duty to recommend sweeping reductions of the State's revenue or to suggest that rates in Kashmir should be assimilated to rates in the Panjab. I consider it to be my duty merely to fix an assessment for each village which will leave to the cultivator sufficient for the well-being of himself and his family after paying the revenue. Apart from the fact that the condition of the Kashmiri has been improved of late in many ways by the reforms introduced by the State Council, I have to take into consideration the further fact that great leniency in assessment would not lead to any increase in cultivation, in industry or in prosperity. The Kashmiri cultivator has sunk so low morally that he requires a stimulus to work, and the stimulus is a fair full assessment. If we were to reduce the revenue according to theories based on shares of the gross produce or were to lower the rates to the level obtaining in British India, the immediate result would be that land would go out of cultivation. This opinion is not given without due consideration. I have consulted all classes in Kashmir daily on the important subject of the character of the ordinary Kashmiri cultivator, and I think that there would be a distinct danger in suddenly easing the burden of the land revenue to an excessive extent. The Kashmiri cultivator has no doubt been rigorously treated for many generations. All that is now required is that he should be fairly treated. But fair treatment is a different thing from over lenient treatment.

13. I now give the results of my proposed assessments. We have an area of 95,911 acres to deal with of which 46,385 acres are cultivated, and 49,526 are uncultivated, of the uncultivated area 25,104 acres are culturable and will be rapidly brought under cultivation by applicants for waste land.

From the total of the cultivated area *viz*: 46,385 we deduct 7,468 acres. These 7,468 acres are either held by Chakdars and other privileged holders or are under saffron cultivation. The balance 38,917 acres is dealt with in my proposed assessments. The following table shows, the average of 10 years collections, the half assets rate, the revenue rate and my proposed assessments.

Average of 10 years collections,	Half assets.	Revenue rates.	Settlement Officer's opinion.
Rs. 1,84,883	Rs. 2,00,514	Rs. 1,89,405	Rs. 1,90,190 rising in 5 years to 1,90,490

As regards the half assets rate I have explained in the register that in certain circles it is necessary to go far above the half assets rate, as the estimates on which our calculations are made are average estimates which apply fairly to the whole Tahsil, but do not apply to each individual circle. The half assets rate is in a way useful as a check upon the total assessment, but it fails as a check upon the assessment of each circle.

The result of my assessments is that if they be accepted by the people, and collected by the Tahsildar the State will gain an annual increase of Rs. 5,307 rising to Rs. 5,607 in 5 years as compared with the average of the collections of the last 10 years.

To this should be added Rs. 18,875 which represents the average annual loss to the State from the payment of revenue in Ghalat Kimiti. This will now cease and the State's land revenue will be paid in cash, or in shali and maize. In certain villages it may be necessary for the first five years to accept some portion of the revenue in wheat or barley, but if this proves to be the case the commutation rate will be the actual market rate prevailing in Srinagar and not the old rates which were higher than the market rates.

14. If a reference is made to the notes in the register it will be seen that in nearly every case I have taken into consideration the fact that a village will benefit from the abolition of the Kasr-i-Nirikh. Thus in Khrew Register No. 5. I have added Rs. 190 to the revenue rate. In average years the Khrew village pays a certain amount of shali for which it received a commutation rate below Rs. 2 per kharwar of 15 traks. The loss to the village on an average was Rs. 190 per annum. To guard the State against losing by allowing the full commutation rate of Rs. 2 per kharwar of 15 traks of shali and maize, I add the sum of Rs. 190 to the revenue rate of the Khrew village. Similarly in Nambal Bal and Kadal Bal Register Nos. 10 and 18, I add Rs. 17 and Rs. 147, and it will be seen from the register that the same procedure has been followed throughout the Tahsil.

15. As regards the area held by Chakdars, I assume for the present that the State will allow these privileged holders to pay the revenue fixed by deed of grant on the land covered by the grant, but that for all land held by them in excess of the grant full rates will be taken. On this assumption there will be an increase of revenue amounting to Rs. 1,907 on account of land held by Chakdars.

The total result therefore of my proposed assessment of Ullar Vihu Tahsil is that the State will gain Rs. 26,098 rising in 5 years to Rs. 26,389 as compared with the revenue which has hitherto been collected.

16. I propose that the culturable waste land should be dealt with in the same way as it has been dealt with in Lal, Phak, Donsu and Ich-Nagam Tahsils and as in the case of those Tahsils.

17. I propose that

- (1) My proposed assessments which give an increase of revenue of Rs. 26,089 rising in five years to Rs. 26,389 include all agricultural taxes, save the Pony and Sheep taxes and save the Patwari Cess of 2 per cent. and the Lambardar Cess of 5 per cent. on revenue.
- (2) The assessment will be sanctioned for 10 years with effect from the Rabi Harvest of 1891, and the revenue will be taken in cash or in rice at a fixed commutation rate of Rs. 2 per kharwar. In such villages as grow no rice the Settlement Officer will arrange for the collection of revenue in commodities most advantageous to the State. The *Assami* has the option of paying at any time during the progress of Settlement sanctioned cash in lieu of kind at the rates fixed at the time of announcing the new assessment.

- (3) The revenue will be collected in four instalments; the dates to be the same as those mentioned in para 26 of the Lal Assessment Report. If the cultivators or the officials ask for different dates the change can be made.
- (4) As regards coercive processes for the recovery of the land revenue, the Procedure of Circular No. 20 of Sambat 1946 issued by the Council will apply.
- (5) Three Mir Choudhries may be appointed to assist the Tahsildar. In return for their services, each Mir Choudhri will receive a Mafi of 3 kharwars of land or 12 acres, 8 of which will be irrigated.
- (6) As in the Lal, Phak and Donsu Tahsils, permanent hereditary occupancy rights will be bestowed on every man who at the time of assessment or at the time when the distribution of assessment is effected, agrees to pay the assessment fixed on the fields entered in his name in the Settlement papers. So long as the assessment is paid such occupant will not be liable to ejection.

18. Finally I would respectfully urge the absolute necessity of placing a strong man in charge of the Ullar Vihu Tahsil and keeping him there for some years. I have explained how the Ullar Purgunnah is regarded as the most difficult revenue charge in Kashmir and how the ordinary Tahsildar is unable to manage either the Sikhs or the big villages, and I fear that in the present state of the Ullar Ilaka the proposed revenue will not be collected unless the Tahsildar is a man of some ability and activity. At present if the Tahsildar attempts to do his duty and to collect revenue from the Sikhs petitions are at once got up accusing him of malpractices and he is afraid to discharge his duty. The present Tahsildar Zan Bat is as good as any other Tahsildar in Kashmir and he has some knowledge of Ullar. All that is required is that he should receive full support from his superiors, and he might be promised some slight increase in pay if he collects the revenue in full.

SRINAGAR: }  
26th March, 1891. }

W. R. LAWRENCE,

SETTLEMENT OFFICER,

*Jammu and Kashmir State.*